Doc # 2017285134, PLAT BK 70 Page 140, 12/13/2017 03:44 PM, RONNIE FUSSELL
CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $120.00

TROUT RIVER BLUFF UNIT 2

PART OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND PART OF LOTS 5, 6 AND 7, BLOCK 3, PICKETT LAND COMPANY'S FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ANY PORTION OF ADJACENT ROADS AS SHOWN ON SAID PLAT.

PLAT BOOK 70 PAGE 140

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION

LEGAL DESCRIPTION:

PART OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND PART OF LOTS 5, 6 AND 7, BLOCK 3, PICKETT LAND COMPANY'S FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ANY PORTION OF ADJACENT ROADS AS SHOWN ON SAID PLAT, ALL LYING WITHIN THAT CERTAIN PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT "K-1" (CONSERVATION AREA) AS SHOWN ON THE PLAT OF TROUT RIVER BLUFF UNIT 1, AS RECORDED IN PLAT BOOK 64, PAGES 48 THROUGH 53, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO BEING SITUATE ON THE EAST LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 17406, PAGE 1696 OF SAID CURRENT PUBLIC RECORDS AND THE WEST LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 14116, PAGE 1992 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°43'36" WEST, ALONG THE LINE COMMON TO SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17406, PAGE 1696 AND OFFICIAL RECORDS BOOK 14116, PAGE 1992 AND ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT "K-1", A DISTANCE OF 78.02 FEET TO A POINT SITUATE ON THE WESTERLY RIGHT OF WAY LINE OF THE GEORGIA SOUTHERN & FLORIDA RAILROAD (A 100 FOOT RIGHT OF WAY), SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1484.73 FEET; THENCE SOUTHERLY AROUND AND ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 820.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'33" WEST, 809.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°39'24" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 233.33 FEET; THENCE SOUTH 89°03'31" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17406, PAGE 1696, A DISTANCE OF 1322.89 FEET TO THE SOUTHWEST CORNER THEREOF AND A POINT SITUATE ON THE WESTERLY LINE OF SAID SECTION 38; THENCE NORTH 00°24'43" EAST, ALONG SAID WESTERLY LINE OF SECTION 38, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 17406, PAGE 1696, SAME BEING SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PLAT OF TROUT RIVER BLUFF UNIT 1, A DISTANCE OF 1985.32 FEET TO THE SOUTHWEST CORNER OF LOT 76, SAID PLAT OF TROUT RIVER BLUFF UNIT 1; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID AFOREMENTIONED PLAT: THENCE NORTH 89°34'38" EAST, ALONG THE SOUTH LINE OF SAID LOT 76 AND ALONG THE SOUTH LINE OF LOT 75, SAID PLAT OF TROUT RIVER BLUFF UNIT 1, A DISTANCE OF 192.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 75, THE SAME BEING THE SOUTHWEST CORNER OF LOT 74, SAID PLAT OF TROUT RIVER BLUFF UNIT 1; THENCE NORTH 70°07'32" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 74 AND SOUTHERLY LINE OF LOT 73, SAID PLAT OF TROUT RIVER BLUFF UNIT 1, 182.26 FEET TO THE NORTHWESTERLY CORNER OF LOT 59, SAID PLAT OF TROUT RIVER BLUFF UNIT 1; THENCE SOUTH 13°11'44" EAST, ALONG THE WEST LINE OF SAID LOT 59, A DISTANCE OF 132.01 FEET TO THE SOUTHWEST CORNER THEREOF AND A POINT SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF CANARY IVY LANE (A 50 FOOT RIGHT OF WAY); THENCE THE FOLLOWING 3 COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY TERMINUS AND ALONG THE SOUTHERLY RIGHT OF WAY LINE THEREOF; COURSE NO. 1: THENCE SOUTH 69°45'21" WEST, A DISTANCE OF 65.32 FEET; COURSE NO. 2: THENCE SOUTH 20°14'39" EAST, 50.00 FEET; COURSE NO. 3: THENCE NORTH 69°45'21" EAST, A DISTANCE OF 110.73 FEET TO THE NORTHWEST CORNER OF LOT 137, SAID PLAT OF TROUT RIVER BLUFF UNIT 1; THENCE SOUTH 00°25'22" EAST, ALONG THE WESTERLY LINE OF SAID LOT 137, A DISTANCE OF 152.09 FEET; THENCE SOUTH 45°03'20" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 137 AND ALONG THE SOUTHWESTERLY LINE OF LOTS 138 AND 139, SAID PLAT OF TROUT RIVER BLUFF UNIT 1, A DISTANCE OF 412.78 FEET TO THE WEST LINE OF LOT 115, SAID PLAT OF TROUT RIVER BLUFF UNIT 1; THENCE SOUTH 00°25'22" EAST, ALONG SAID WEST LINE OF LOT 115 AND ALONG THE WEST LINE OF LOTS 116, 117 AND 118, SAID PLAT OF TROUT RIVER BLUFF UNIT 1, A DISTANCE OF 368.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 118; THENCE SOUTH 88°53'55" EAST, ALONG THE SOUTH LINE OF SAID LOT 118, A DISTANCE OF 407.86 FEET TO THE SOUTHEAST CORNER THEREOF AND A POINT SITUATE ON THE WESTERLY RIGHT OF WAY LINE OF GOLDEN BAMBOO DRIVE (A 50 FOOT RIGHT OF WAY); THENCE THE FOLLOWING 3 COURSES ALONG LAST MENTIONED WESTERLY RIGHT OF WAY LINE, THE SOUTHERLY TERMINUS AND ALONG THE EASTERLY RIGHT OF WAY LINE THEREOF; COURSE NO. 1: THENCE SOUTHERLY AROUND AND ALONG THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 380.00 FEET, A DISTANCE OF 49.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°48'14" WEST, 49.08 FEET; COURSE NO. 2: THENCE SOUTH 80°26'28" EAST, 50.00 FEET; COURSE NO. 3: THENCE NORTHERLY AROUND AND ALONG THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 430.00 FEET, A DISTANCE OF 66.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°11'24" EAST, 66.56 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID PLAT OF TROUT RIVER BLUFF UNIT 1; THENCE NORTH 89°45'04" EAST, ALONG THE SOUTH LINE OF SAID LOT 15 AND ALONG THE SOUTH LINE OF SAID TRACT "K-1", A DISTANCE OF 439.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.20 ACRES, MORE OR LESS.

Approved 12DEC2017 Date
City Engineer
for Director of Public Works
Approved Dec. 12, 2017 Date
for General Counsel

ADOPTION AND DEDICATION

This is to certify that DCCF Properties, LLC. (hereinafter referred to as the "Owner"), a Limited Liability Company under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Trout River Bluff Unit 2 having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, courts, unobstructed drainage easements, unobstructed access and drainage easements and unobstructed access easements, except all private drainage easements and conservation easements which shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns as shown hereon, and except all easements for utilities and sewers which are hereby dedicated to JEA, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns.

1) The unobstructed drainage easements, unobstructed access and drainage easements and unobstructed access easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, and courts are hereby dedicated, together with all substances or matter which may flow or pass from said lanes and drives, from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;

2) The stormwater management facilities shown on this plat are owned in fee simple title by the abutting owners, their successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of Trout River Bluff Homeowners Association, Inc. Trout River Bluff Homeowners Association, Inc. shall have an easement over the stormwater management facilies for access and maintenance. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said stormwater management facilities. Upon failure of the Homeowners Association; the obligation of maintenance and any other matters pertaining to said lakes/stormwater management facilities as well as Tracts and Parcels for any use, the obligation would then fall equally on the lot owners shown hereon said plat.

3) The City of Jacksonville shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Owner or any other person within the area of the lands hereby platted, or of the stormwater management facility shown on this plat, but shall have the right to maintain the water level in accordance with any state and local permits, including the repair, removal or replacement of the stormwater management facility and the control structures to effect adequate drainage for the rights of way dedicated hereon.

The Owner, its successors and assigns, owner of the lands described and captioned hereon, shall forever release, discharge, indemnify the City of Jacksonville and save it harmless from suits, action, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of DCCF Properties, LLC., its successors and assigns or their agents, contractors, employees, servants, licensees or concessionaires within Trout River Bluff Unit 2. DCCF Properties, LLC., its successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Tracts "H", and "J" (Upland Buffer), Tract "I" (Drainage), and Tract "K-2" (Conservation Area), as shown hereon are hereby irrevocably dedicated to Trout River Bluff Home Owners Association, Inc. a Florida corporation, its successors and assigns.

The undersigned Owner does hereby reserve unto itself and its assigns, an easement for landscaping and construction of signs over all buffer areas, and also easements over all lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors, and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof DCCF Properties, LLC. a Limited Liability Company has caused these presents to be executed this 6th day of December A.D., 2017.

DCCF Properties LLC.
A Limited Liabilty Company

Witness: Wendy Williams (Signature) Wendy Williams (Print name)

Witness: (Signature) Frank T. Wallmeyer, Jr. (Print name)

By: CKF INVESTMENT PROPERTIES LLC.
as Managing Member

By: Carter T. Funk Jr.
CARTER T. FUNK, JR.
Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of December A.D., 2017 by CARTER T. FUNK, JR., as Managing Member of CKF Investments Properties LLC., A Limited Liability Company, as managing member of DCCF Properties, LLC., on behalf of the Company. He is personally known to me or has produced a driver's license as identification.

SARAH TATUM
Notary Public - State of Florida
Commission # FF 167488
My Commission Expires
October 9, 2018

Notary Public State of Florida
Name: Sarah Tatum
My Commission Expires: Oct. 9, 2018
My Commission Number is: FF 167488

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 5J-17 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 4TH day of DECEMBER 2017.

William J. Metcoe
Florida Registered Land Surveyor
and Mapper Certificate No. 5843
L.B. No. 5189

TROUT RIVER BLUFF UNIT 2 HOMEOWNERS ASSOCIATION, INC.

A Florida Corporation

By: Trout River Bluff Homeowners Association, Inc. Chris Funk, as President

Witness: Wendy Williams (Signature) Wendy Williams (Print name)

Witness: (Signature) Frank T. Wallmeyer, Jr. (Print name)

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: John P. Peppas
John Peppas, P.E.
Director of Public Works
Date: 12-13-17

CLERK'S CERTIFICATE 2017285134

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida and submitted to me for recording and is recorded in Plat Book 70, Page(s) 140-146 of the current Public Records of Duval County, Florida, on this 13 day of DEC A.D., 2017.

By: Ronnie Fussell
Clerk of the Circuit Court

By: K. D. Gaffney
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 12 day of DEC A.D., 2017.

W. Monroe Hazen, P. L. S.
Professional Land Surveyor Number 3398

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2006-006
CITY DEVELOPMENT NO. 6861.001

(PLAT AND PLANS)

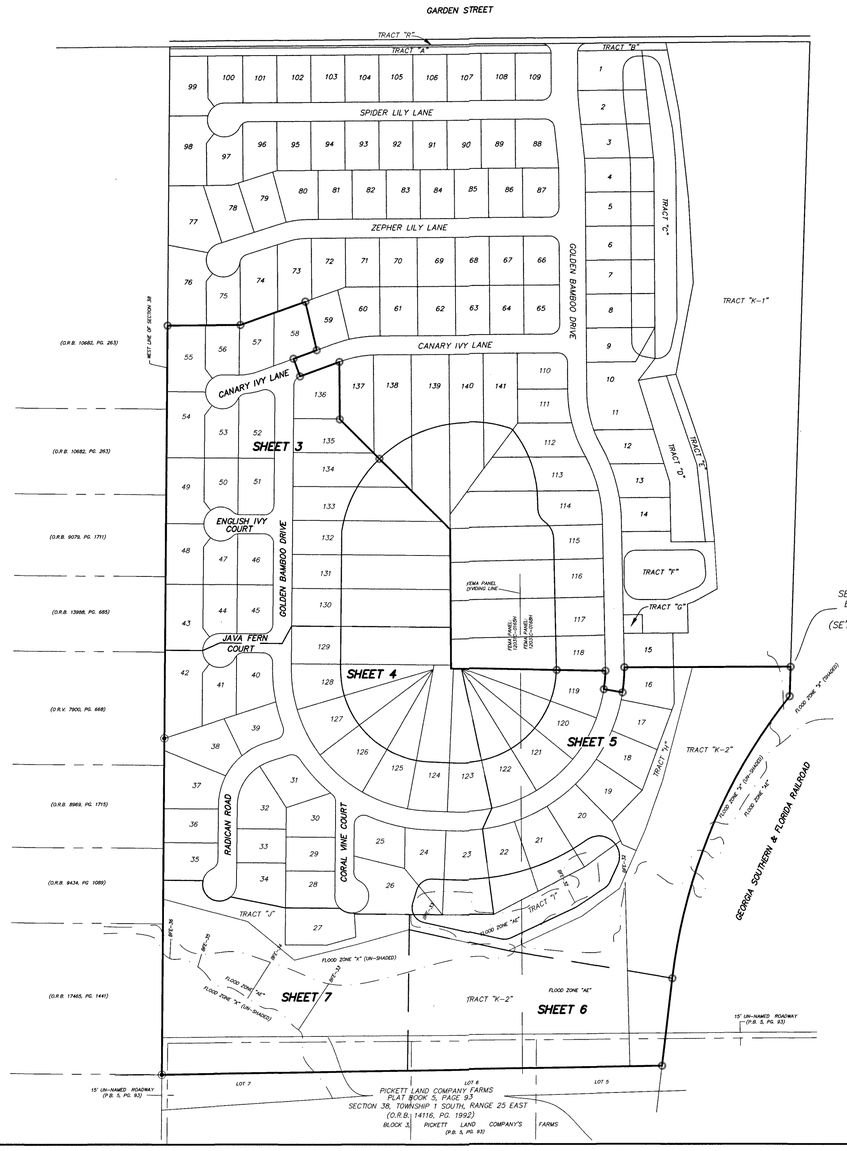
TROUT RIVER BLUFF UNIT 2

PART OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND PART OF LOTS 5, 6 AND 7, BLOCK 3, PICKETT LAND COMPANY'S FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ANY PORTION OF ADJACENT ROADS AS SHOWN ON SAID PLAT.

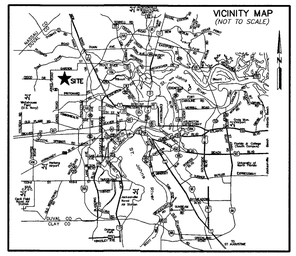
PLAT BOOK 70 PAGE 141

SHEET 2 OF 7 SHEETS

KEY MAP



VICINITY MAP
(NOT TO SCALE)



LEGEND

P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.C.C.	Point of Compond Curvature
P.I.	Point of Intersection
CA	Central Angle
R	Radius
L	Arc
CB	Chord Bearing
CH	Chord Distance
C1	Tabulated Curve Data
L1	Tabulated Line Data
C/L	Centerline
TOB	Top of Bank
U.A.E.	Unobstructed Access Easement
	Match Line

NOTES :

1) ◉ Denotes Permanent Reference Monument Set P.L.S. No. 3848.
2) ○ Denotes Permanent Reference Monument Found P.L.S. No. 3848.
3) • Denotes Permanent Control Point
4) Bearings based on State Plane Grid East Zone.
5) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any electric, telephone, gas or other public utility. in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
6) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.

   "JEA-E.E." denotes JEA equipment easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA".

   "JEA-E." denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and replacement of such items."
7) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Duval County, Florida.
8) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
9) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
10) Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland lines as depicted on this plat without the written approval of Duval County and other regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to acquire the necessary written approvals prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
11) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.
12) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
13) All lot lines that intersect curves are non-radial, unless otherwise noted.
14) (20.00') Denotes distance to corner of easement and/or buffer.

FLOOD ZONE NOTE

By Graphic plotting only, the property shown hereon lies within Zone: "X", "X"(SHADED) AND "AE" (EL. 29-37), as shown on the Federal Emergency Management Agency Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 120077 (12031C) 0165 H & 120077 (12031C) 0168 H, Map Revised date : JUNE 3, 2013.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
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FAX (904) 721-5758
TELEPHONE (904) 721-1226

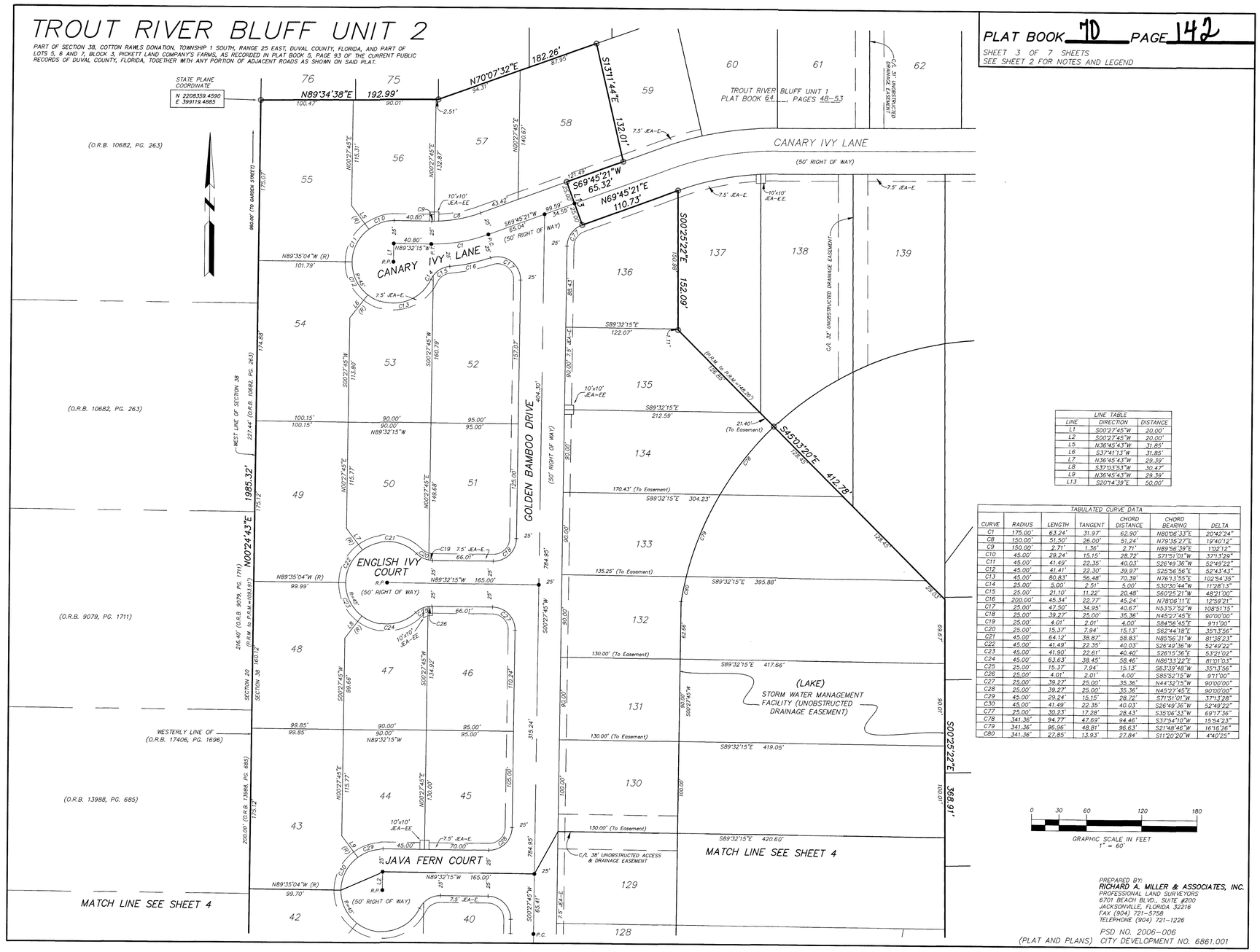
PSD NO. 2006-006
(PLAT AND PLANS) CITY DEVELOPMENT NO. 6861.001

TROUT RIVER BLUFF UNIT 2

PART OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND PART OF LOTS 5, 6 AND 7, BLOCK 3, PICKETT LAND COMPANY'S FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ANY PORTION OF ADJACENT ROADS AS SHOWN ON SAID PLAT.

PLAT BOOK 70 PAGE 142

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S00°27'45"W	20.00'
L2	S00°27'45"W	20.00'
L5	N36°45'43"W	31.85'
L6	S37°41'13"W	31.85'
L7	N36°45'43"W	29.39'
L8	S37°03'53"W	30.47'
L9	N36°45'43"W	29.39'
L13	S20°14'39"E	50.00'

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	175.00'	63.24'	31.97'	62.90'	N80°06'33"E	20°42'24"
C8	150.00'	51.50'	26.00'	51.24'	N79°35'27"E	19°40'12"
C9	150.00'	2.71'	1.36'	2.71'	N89°56'39"E	1°02'12"
C10	45.00'	29.24'	15.15'	28.72'	S71°51'01"W	37°13'29"
C11	45.00'	41.49'	22.35'	40.03'	S26°49'36"W	52°49'22"
C12	45.00'	41.41'	22.30'	39.97'	S25°56'56"E	52°43'43"
C13	45.00'	80.63'	56.48'	70.39'	N76°13'55"E	102°54'35"
C14	25.00'	5.00'	2.51'	5.00'	S30°30'44"W	11°28'13"
C15	25.00'	21.10'	11.22'	20.48'	S60°25'21"W	48°21'00"
C16	200.00'	45.34'	22.77'	45.24'	N78°06'11"E	12°59'21"
C17	25.00'	47.50'	34.95'	40.67'	N5°35'52"W	108°51'15"
C18	25.00'	39.27'	25.00'	35.36'	N45°27'45"E	90°00'00"
C19	25.00'	4.01'	2.01'	4.00'	S84°56'45"E	9°11'00"
C20	25.00'	15.37'	7.94'	15.13'	S62°44'18"E	35°13'56"
C21	45.00'	64.12'	38.87'	58.83'	N85°56'31"W	81°38'23"
C22	45.00'	41.49'	22.35'	40.03'	S26°49'36"W	52°49'22"
C23	45.00'	41.90'	22.61'	40.40'	S26°15'36"E	53°21'02"
C24	45.00'	63.63'	38.45'	58.46'	N86°33'22"E	81°01'03"
C25	25.00'	15.37'	7.94'	15.13'	S8°39'48"W	35°13'56"
C26	25.00'	4.01'	2.01'	4.00'	S85°52'15"W	9°11'00"
C27	25.00'	39.27'	25.00'	35.36'	N44°32'15"W	90°00'00"
C28	25.00'	39.27'	25.00'	35.36'	N45°27'45"E	90°00'00"
C29	45.00'	29.24'	15.15'	28.72'	S71°51'01"W	37°13'28"
C30	45.00'	41.49'	22.35'	40.03'	S26°49'36"W	52°49'22"
C77	25.00'	30.23'	17.28'	28.43'	S35°06'33"W	69°17'36"
C78	341.36'	94.77'	47.69'	94.46'	S37°54'10"W	15°54'23"
C79	341.36'	96.96'	48.81'	96.63'	S21°48'46"W	16°16'26"
C80	341.36'	27.85'	13.93'	27.84'	S11°20'20"W	4°40'25"

0 30 60 120 180

GRAPHIC SCALE IN FEET
1" = 60'

PREPARED BY:
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TROUT RIVER BLUFF UNIT 2

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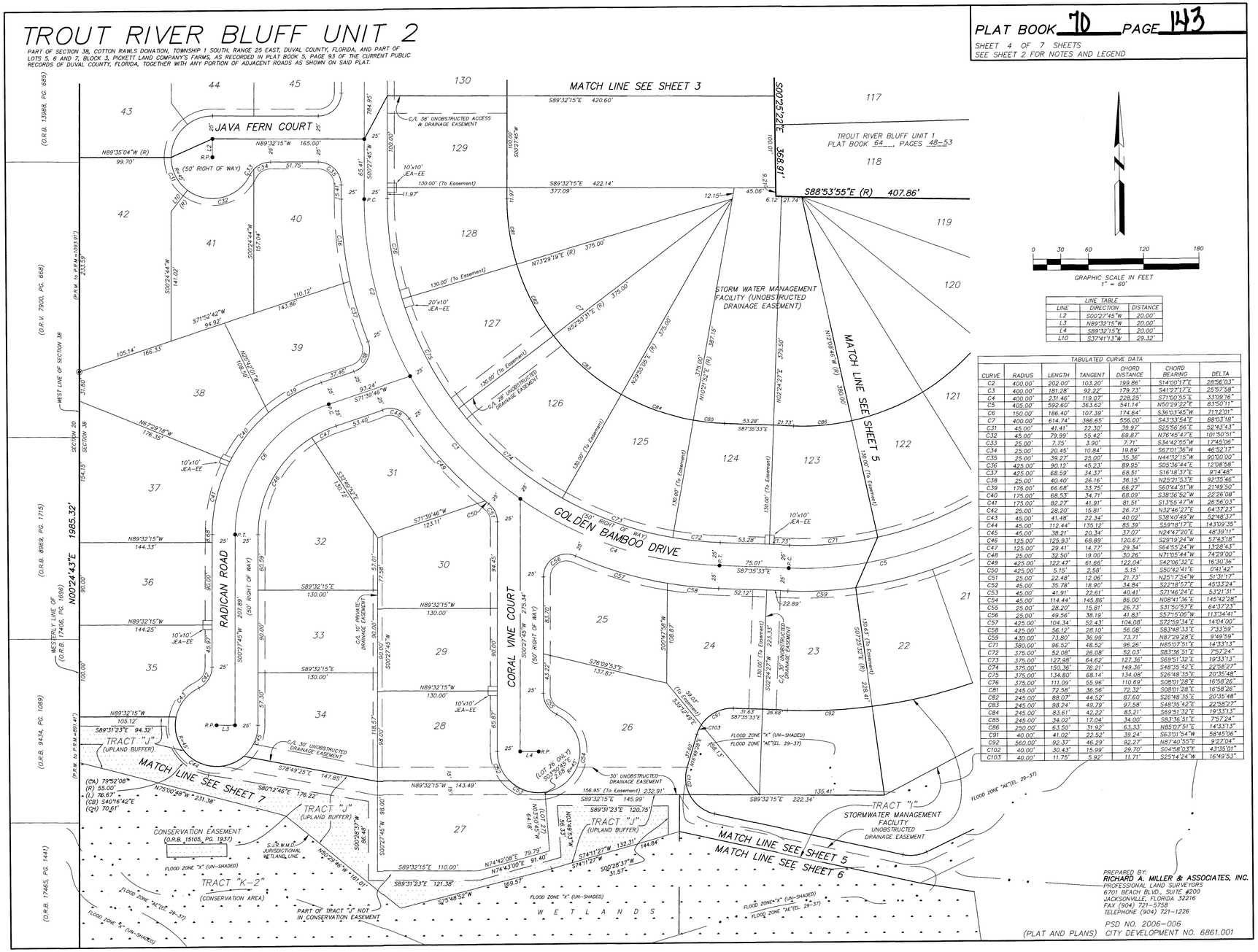
PLAT BOOK 70 PAGE 143

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE

LINE	DIRECTION	DISTANCE
L2	S00°27'45"W	20.00'
L3	N89°32'15"W	20.00'
L4	S89°32'15"E	20.00'
L10	S37°41'13"W	29.32'

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	400.00'	202.00'	103.20'	199.86'	S14°00'17"E	28°56'03"
C3	400.00'	181.28'	92.22'	179.73'	S41°27'17"E	25°57'58"
C4	400.00'	231.46'	119.07'	228.25'	S71°00'55"E	33°09'16"
C5	405.00'	592.60'	363.62'	541.14'	N50°29'22"E	83°50'11"
C6	150.00'	186.40'	107.39'	174.64'	S36°03'45"W	71°12'01"
C7	400.00'	614.74'	386.65'	556.00'	S43°33'54"E	88°03'18"
C31	45.00'	41.41'	22.30'	39.97'	S25°56'56"E	52°43'43"
C32	45.00'	79.99'	55.42'	69.87'	N76°45'47"E	101°50'51"
C33	25.00'	7.75'	3.90'	7.71'	S34°42'55"W	17°45'06"
C34	25.00'	20.45'	10.84'	19.89'	S67°01'36"W	46°52'17"
C35	25.00'	39.27'	25.00'	35.36'	N44°32'15"W	90°00'00"
C36	425.00'	90.12'	45.23'	89.95'	S05°36'44"E	12°08'58"
C37	425.00'	68.59'	34.37'	68.51'	S16°18'37"E	9°14'48"
C38	25.00'	40.40'	26.16'	36.15'	N25°21'53"E	92°35'46"
C39	175.00'	66.68'	33.75'	66.27'	S60°44'51"W	21°49'50"
C40	175.00'	68.53'	34.71'	68.09'	S39°36'52"W	22°26'08"
C41	175.00'	82.27'	41.91'	81.51'	S13°55'47"W	26°56'03"
C42	25.00'	28.20'	15.81'	26.73'	N32°46'27"E	64°37'23"
C43	45.00'	41.48'	22.34'	40.02'	S38°40'49"W	52°48'37"
C44	45.00'	112.44'	135.12'	85.39'	S59°18'17"E	143°09'35"
C45	45.00'	38.21'	20.34'	37.07'	N24°47'20"E	48°39'11"
C46	125.00'	125.93'	68.89'	120.67'	S29°19'24"W	57°43'18"
C47	125.00'	29.41'	14.77'	29.34'	S64°53'24"W	13°28'43"
C48	25.00'	32.50'	19.00'	30.26'	N71°05'44"W	74°29'00"
C49	425.00'	122.47'	61.66'	122.04'	S42°06'32"E	16°30'36"
C50	425.00'	5.15'	2.58'	5.15'	S50°42'41"E	0°41'42"
C51	25.00'	22.48'	12.06'	21.73'	N25°17'54"W	51°31'17"
C52	45.00'	35.78'	18.90'	34.84'	S22°18'57"E	45°33'24"
C53	45.00'	41.91'	22.61'	40.41'	S71°46'24"E	53°21'31"
C54	45.00'	114.44'	145.86'	86.00'	N08°41'36"E	145°42'28"
C55	25.00'	28.20'	15.81'	26.73'	S31°50'57"E	64°37'23"
C56	25.00'	49.56'	38.19'	41.83'	S57°15'06"W	113°34'41"
C57	425.00'	104.34'	52.43'	104.08'	S72°59'34"E	14°04'00"
C58	425.00'	56.12'	28.10'	56.08'	S83°48'33"E	7°33'59"
C59	430.00'	73.80'	36.99'	73.71'	N87°29'28"E	9°49'59"
C71	380.00'	96.52'	48.52'	96.26'	N85°07'51"E	14°33'13"
C72	375.00'	52.08'	26.08'	52.03'	S83°36'51"E	7°57'24"
C73	375.00'	127.98'	64.62'	127.36'	S69°51'32"E	19°33'13"
C74	375.00'	150.36'	76.21'	149.36'	S48°35'42"E	22°58'27"
C75	375.00'	134.80'	68.14'	134.08'	S26°48'35"E	20°35'48"
C76	375.00'	111.09'	55.96'	110.69'	S08°01'28"E	16°58'26"
C81	245.00'	72.58'	36.56'	72.32'	S08°01'28"E	16°58'26"
C82	245.00'	88.07'	44.52'	87.60'	S26°48'35"E	20°35'48"
C83	245.00'	98.24'	49.79'	97.58'	S48°35'42"E	22°58'27"
C84	245.00'	83.61'	42.22'	83.21'	S69°51'32"E	19°33'13"
C85	245.00'	34.02'	17.04'	34.00'	S83°36'51"E	7°57'24"
C86	250.00'	63.50'	31.92'	63.33'	N85°07'51"E	14°33'13"
C91	40.00'	41.02'	22.52'	39.24'	S63°01'54"W	58°45'06"
C92	560.00'	92.37'	46.29'	92.27'	N87°40'55"E	9°27'04"
C102	40.00'	30.43'	15.99'	29.70'	S04°58'03"E	43°35'01"
C103	40.00'	11.75'	5.92'	11.71'	S25°14'24"W	16°49'53"

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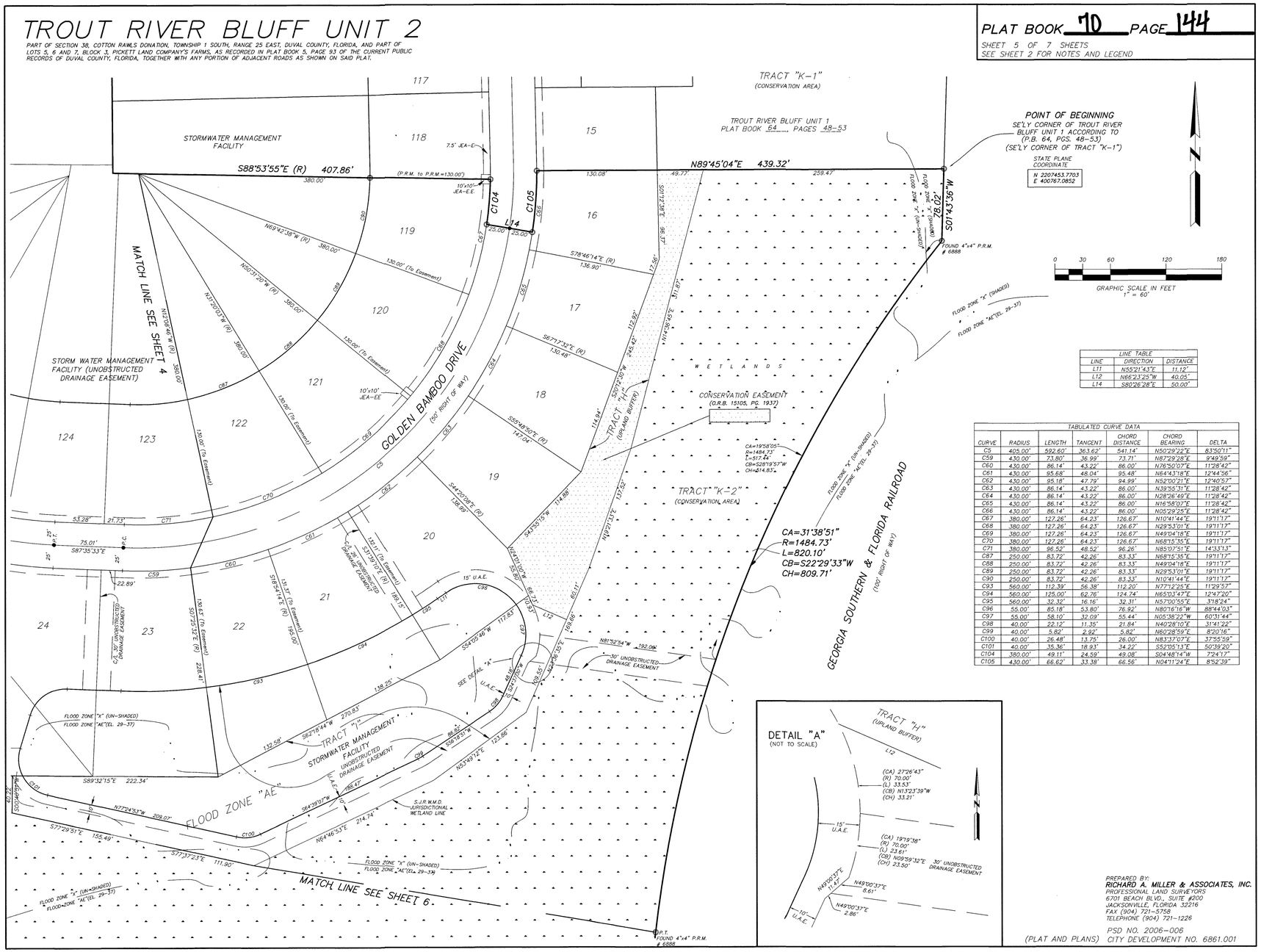
PSD NO. 2006-006
(PLAT AND PLANS) CITY DEVELOPMENT NO. 6861.001

TROUT RIVER BLUFF UNIT 2

PART OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND PART OF LOTS 5, 6 AND 7, BLOCK 3, PICKETT LAND COMPANY'S FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ANY PORTION OF ADJACENT ROADS AS SHOWN ON SAID PLAT.

PLAT BOOK 70 PAGE 144

SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE		
LINE	DIRECTION	DISTANCE
L11	N55°21'43"E	11.12'
L12	N66°23'25"W	40.05'
L14	S80°26'28"E	50.00'

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	405.00'	592.60'	363.62'	541.14'	N50°29'22"E	83°50'11"
C59	430.00'	73.80'	36.99'	73.71'	N67°29'28"E	9°49'99"
C60	430.00'	86.14'	43.22'	86.00'	N78°30'07"E	11°28'42"
C61	430.00'	95.68'	48.04'	95.48'	N64°43'18"E	12°44'56"
C62	430.00'	95.18'	47.79'	94.99'	N52°00'21"E	12°40'57"
C63	430.00'	86.14'	43.22'	86.00'	N39°55'31"E	11°28'42"
C64	430.00'	86.14'	43.22'	86.00'	N28°26'49"E	11°28'42"
C65	430.00'	86.14'	43.22'	86.00'	N16°58'07"E	11°28'42"
C66	430.00'	86.14'	43.22'	86.00'	N05°29'25"E	11°28'42"
C67	380.00'	127.26'	64.23'	126.67'	N10°41'44"E	19°11'17"
C68	380.00'	127.26'	64.23'	126.67'	N29°53'01"E	19°11'17"
C69	380.00'	127.26'	64.23'	126.67'	N49°04'18"E	19°11'17"
C70	380.00'	127.26'	64.23'	126.67'	N68°15'35"E	19°11'17"
C71	380.00'	96.52'	48.52'	96.26'	N85°07'51"E	14°33'13"
C87	250.00'	83.72'	42.26'	83.33'	N68°15'35"E	19°11'17"
C88	250.00'	83.72'	42.26'	83.33'	N49°04'18"E	19°11'17"
C89	250.00'	83.72'	42.26'	83.33'	N29°53'01"E	19°11'17"
C90	250.00'	83.72'	42.26'	83.33'	N10°41'44"E	19°11'17"
C93	560.00'	112.39'	56.38'	112.20'	N77°12'25"E	11°29'57"
C94	560.00'	125.00'	62.76'	124.74'	N65°03'47"E	12°47'20"
C95	560.00'	32.32'	16.16'	32.31'	N57°00'55"E	3°18'24"
C96	55.00'	85.18'	53.80'	76.92'	N80°16'16"W	88°44'03"
C97	55.00'	58.10'	32.09'	55.44'	N05°38'22"W	60°31'44"
C98	40.00'	22.12'	11.35'	21.84'	N40°28'10"E	31°41'22"
C99	40.00'	5.82'	2.92'	5.82'	N60°28'59"E	8°20'16"
C100	40.00'	26.48'	13.75'	26.00'	N83°37'07"E	37°55'59"
C101	40.00'	35.36'	18.93'	34.22'	S52°05'13"E	50°39'20"
C104	380.00'	49.11'	24.59'	49.08'	S04°48'14"W	7°24'17"
C105	430.00'	66.62'	33.38'	66.56'	N04°11'24"E	8°52'39"

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PSD NO. 2006-006
(PLAT AND PLANS) CITY DEVELOPMENT NO. 6861.001

TROUT RIVER BLUFF UNIT 2

PART OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND PART OF LOTS 5, 6 AND 7, BLOCK 3, PICKETT LAND COMPANY'S FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ANY PORTION OF ADJACENT ROADS AS SHOWN ON SAID PLAT.

PLAT BOOK 70 PAGE 145

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

30
29
28
27
25
26
24
23
22
21
20

CORAL VINE COURT
(50' RIGHT OF WAY)

C/L 30' UNOBSTRUCTED DRAINAGE EASEMENT

C/L 30' UNOBSTRUCTED DRAINAGE EASEMENT

15' U.A.E.

30' UNOBSTRUCTED DRAINAGE EASEMENT

FLOOD ZONE "X" (UN-SHADED)
FLOOD ZONE "AE"(EL. 29-37)

TRACT "I"
STORMWATER MANAGEMENT FACILITY
UNOBSTRUCTED DRAINAGE EASEMENT

TRACT "J"
(UPLAND BUFFER)

*S.J.R.W.M.D. JURISDICTIONAL WETLAND LINE

MATCH LINE SEE SHEET 5

GEORGIA SOUTHERN & FLORIDA RAILROAD
(100' RIGHT OF WAY)

CA=31°38'51"
R=1484.73'
L=820.10'
CB=S22°29'34"W
CH=809.71'

P.T.
FOUND 4"x4" P.R.M.
6888

S06°39'24"W 233.33'

MATCH LINE SEE SHEET 7

TRACT "K-2"
(CONSERVATION AREA)

W E T L A N D S

FOUND 4"x4" P.R.M.
6888

S89°03'31"W 1322.89'

PICKETT LAND COMPANY FARMS
PLAT BOOK 5, PAGE 93
SECTION 38, TOWNSHIP 1 SOUTH, RANGE 25 EAST
(O.R.B. 14116, PG. 1992)

0 30 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

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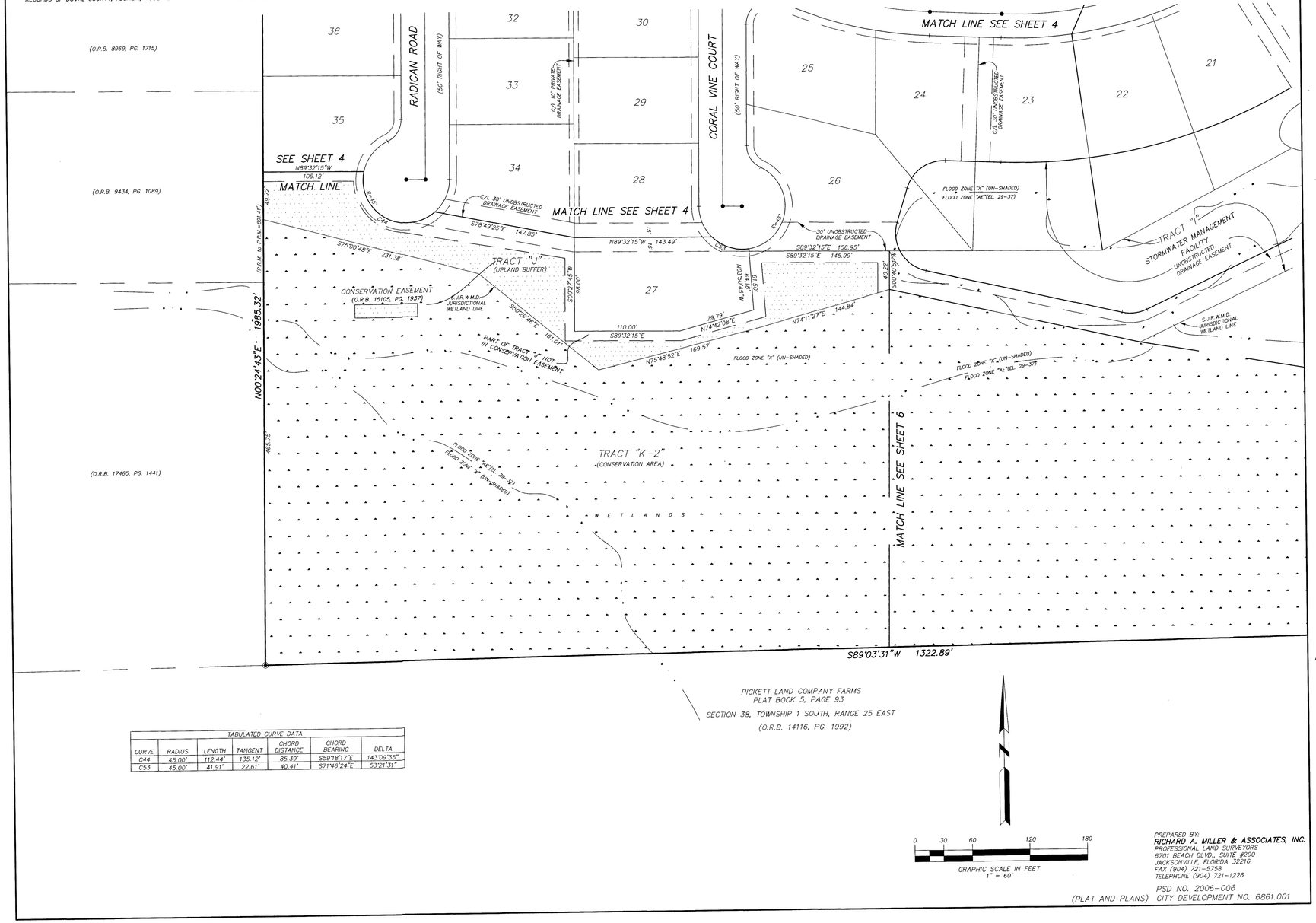
PLAT BOOK 70 PAGE 146

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C44	45.00'	112.44'	135.12'	85.39'	S59°81'7"E	143°09'35"
C53	45.00'	41.91'	22.61'	40.41'	S71°46'24"E	53°21'31"

PICKETT LAND COMPANY FARMS
PLAT BOOK 5, PAGE 93
SECTION 38, TOWNSHIP 1 SOUTH, RANGE 25 EAST
(O.R.B. 14116, PG. 1992)

0 30 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

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